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Boyfield, 9 High Street, Moulton PE12 6QB

Guide Price £450,000 Freehold

- Elegant Grade 2 Listed Village Residence
- Spacious Accommodation
- Driveway, Garage & Workshop
- Established Gardens
- Gas Central Heating

Delightful, Grade 2 listed Georgian residence, centrally located within the conservation village of Moulton. Spacious accommodation arranged over three floors with six bedrooms, gas central heating, established gardens, rear driveway, garage and workshop. Requires a programme of refurbishment.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



Gabled, pillared entrance with outside light, front entrance door with glazed fan light opening into:

RECEPTION HALL

15' 6" x 3' 3" (4.72m x 0.99m) Half panelled walls, ceiling light.

DINING ROOM

12' 5" x 14' 4" (3.78m x 4.37m) Plus bay window to the front elevation with fitted shutters. Decorative coved cornice, log burner set within ornate fireplace, side cupboard, radiator.

DRAWING ROOM

26' 0" x 14' 0" (7.92m x 4.27m) Plus two large bay windows to the front elevation with working shutters. Log burner set within attractive fireplace, moulded coved cornice, moulded arches, three radiators, four wall lights. Door to:





SNUG

8' 10" x 7' 5" (2.69m x 2.26m) Obscure glazed internal window, small side window, ceiling light, radiator.

REAR HALLWAY

17' 9" x 6' 9" (5.41m x 2.06m) Half panelled walls, shelved store cupboard and safe, two wall lights, return access to the main reception hall, door to:

HALF CELLAR AREA

10' 10" x 7' 0" (3.3m x 2.13m) With steps down, consumer unit, gas meter, electric light.



BREAKFAST/KITCHEN

13' 8" x 13' 4" (4.17m x 4.06m) Extensive range of traditional Shaker style units comprising base cupboards and drawers, wooden worktops with integral drainer, Belfast sink, glazed display cabinets, plate rack, built in electric double oven, four ring ceramic hob with concealed cooker hood and pelmet lighting, partial wall tiling, ceramic floor tiles, windows to the side and rear elevations (both internal) and small window to the rear elevation. Door into:

UTILITY ROOM

11' 5" x 6' 0" 3.0" (3.48m x 1.91m) Ceiling light and glazed door opening into:



CONSERVATORY

13' 7" x 9' 10" (4.14m x 3m) Dwarf brick and glazed construction with quarry tiled floor and electric heater.

Also from the kitchen, a doorway leads into:

REAR ENTRANCE AREA

14' 9" x 5' 10" (4.5m x 1.78m) With mono-pitched perspex roof, double doors back into the snug, part glazed rear entrance door, radiator, doors arranged off to:

SHOWER ROOM

10' 2" x 5' 2" (3.1m x 1.57m) Plus recess. Tiled shower cabinet, pedestal wash hand basin, low level WC, half panelled walls, mono-pitch perspex roof.



LAUNDRY/BOILER ROOM

13' 10" x 9' 4" (4.22m x 2.84m) (max). Ceramic floor tiles, double Belfast sink, wall cupboards, sash window to the side elevation, modern wall mounted Ideal Logic gas fired central heating boiler and door into:

OFFICE

8' 7" x 9' 0" (2.62m x 2.74m) Ceramic floor tiles, window with shutters, power sockets, ceiling light.

From the inner hallway, the carpeted return staircase leads via a half landing with box bay window to the side elevation and rises to:

FIRST FLOOR LANDING

23' 2" x 7' 0" (7.06m x 2.13m) overall. Radiator, secondary glazed window to the rear elevation (with the sash window having attractive, coloured leaded light panels). Doors arranged off to:





BEDROOM 1

12' 6" x 13' 3" (3.81m x 4.04m) Two built in wardrobes, two sash windows to the rear elevation, radiator, door and steps down to:

ENSUITE BATHROOM

Panel bath, low level WC, bracket hand basin, heated towel rail, small window to the rear elevation, sliding door into large airing cupboard.

BATHROOM

7' 9" x 6' 7" (2.36m x 2.01m) Panel bath, low level WC, bracket hand basin, obscure glazed window, heated towel rail.



BEDROOM 2

14' 5" x 11' 4" (4.39m x 3.45m) Window to the front elevation, radiator, wash hand basin.

BEDROOM 3

15' 3" x 11' 3" (4.65m x 3.43m) Sash window to the front elevation, radiator, built in cupboard, door to:

JACK AND JILL ENSUITE

6' 5" x 5' 4" (1.96m x 1.63m) Small bath with integrated seat, mixer tap, shower attachment, tiled surround, pedestal wash hand basin, radiator, sash window to the front elevation, access to:

BEDROOM 4

11' 4" x 13' 3" (3.45m x 4.04m) Sash window to the front elevation, radiator, built in cupboard. Door to:

SEPARATE WC

With low level flush.

From the first floor landing, a door gives access to a staircase rising to the:

SECOND FLOOR LANDING

14' 0" x 5' 0" (4.27m x 1.52m) Arched window to the front elevation, built in cupboard housing water tank, doors arranged off to:

BEDROOM 5

12' 11" x 11' 4" (3.94m x 3.45m) Window to the front elevation, access to loft space, radiator, bracket hand basin.

BEDROOM 6

11' 7" x 13' 0" (3.53m x 3.96m) overall. Window to the front elevation, radiator, door to:

ENSUITE SHOWER ROOM

(included within the room measurement). With shower cabinet, wash hand basin, low level WC, half tiled walls.





EXTERIOR

The property sits centrally within the village of Moulton, close to the village green and Church. Small gravelled area to the frontage with established hedgerow and hand gate, side area (to the north side) with wrought iron hand gate, giving access to the rear garden.

The property has a vehicular access off Broad Lane to the rear with double gates, opening onto a private driveway and parking area with multiple parking and access to:

RANGE OF BUILDINGS INCLUDING:

BRICK GARAGE

20' 0" x 9' 0" (6.1m x 2.74m)

WORKSHOP

17' 0" x 9' 0" (5.18m x 2.74m) Of sectional construction.

STORE

6' 0" x 9' 0" (1.83m x 2.74m)

ESTABLISHED GARDENS

Situated to the rear (west) of the property including established trees, conifers, shrubs, bushes, seating areas and offering great potential to the incoming buyer.

GENERAL INFORMATION

This is an unusual opportunity for a calibre property built in 1805 to come to the market, offering extensive scope for an incoming buyer.

DIRECTIONS

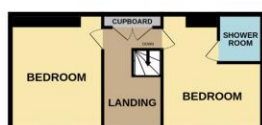
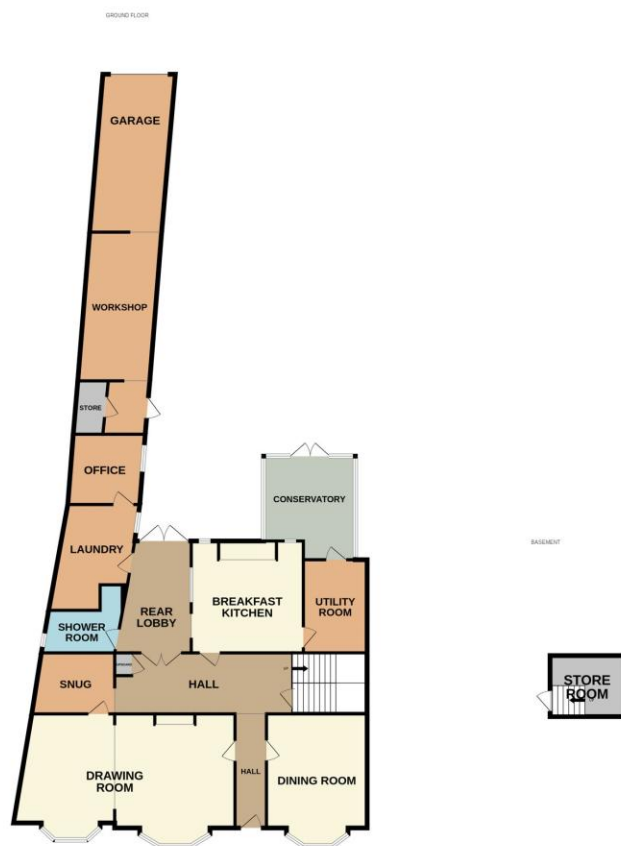
From Spalding proceed in an easterly direction along the A151 Holbeach Road continuing for 3.5 miles to Moulton. Turn right into Bell Lane proceed towards the village and the property is situated on the right hand side opposite the village shop.

AMENITIES

The Conservation village of Moulton has local amenities including Primary School, general stores/post office, butchers shop, pub, fish and chip shop, historic Church and windmill, Doctors surgery. The Georgian market town of Spalding is 4 miles distant and the Cathedral City of Peterborough 20 miles distant, having a fast train link with London King's Cross minimum journey time 46 minutes.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE Freehold

SERVICES Electric, Gas, Water

COUNCIL TAX BAND F

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S11921

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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